



NEWSLETTER

A Biannual Newsletter for Silverheels Ranch Owners Association /Vol 37/ Issue#1/Winter 2013 - Spring 2014



[This Newsletter and lots of other important up to date information is always available on the SROA website](#)

www.silverheels.org

Contact your Board via email
Board@Silverheels.org



It's Dues Time Again!

Your annual dues payment of \$40 per property is due by January 15th, 2014. Please make an effort to get your dues in on time! Enforcement of a 12% finance charge for late payment is in effect. According to our by-laws, liens may be placed on those properties more than 30 days in arrears. Property owners with delinquent accounts are not entitled to vote and are restricted from using the common areas until their accounts have been settled.

It is important that you return your payment in the envelope provided, and report your water use on the envelope, as we have to report the water use for the entire subdivision to the State Engineer's Office every year.

Email Communications

The recent change in policy of all association communications being done by email has gone smoothly after the board has switched to Express Email Marketing program from GoDaddy.com. One small exception is that more than 1/2 of the emails sent out have never been opened, according to the email tracking software the board uses. In order to insure you are receiving all of our emails, be sure to check your spam folders and add us to your approved senders list. All emails sent from the board will say from: Silverheels Ranch Owners Association board@silverheels.org.

What We've Been Up To

- Collecting Dues and managing HOA financial resources
- Completing the Information Kiosk
- Controlling weeds
- Enforcing the covenants and bylaws
- Fielding questions on chickens, cows and goats
- Inspecting and repairing fences
- Monitoring local and county issues and providing updates to the membership
- Planning the annual meeting
- Publishing the newsletters
- Supervising community maintenance
- Updating the directory
- Updating the website
- Working with R&B to improve dangerous intersections
- Reporting water use information to the Water Commissioner
- Releasing water from the augmentation pond as directed by the Commissioner

BOARD & ACC MEMBERS 2014

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Photo by Nathalie Hogan – July 2013

2013 Annual Meeting Highlights

- The annual meeting was held on September 14th at the Park County Fairgrounds. There were 39 attendees at the meeting. A quorum was established with 27 lots represented in person and 15 proxies submitted for a total of 42 lots.
- Mike Peterson presented the Treasurers report: Total income for the year was \$8,654.35. Annual dues collected were up with only 4 lots unpaid. Expenses for the year totaled \$8,731.50. The Information Kiosk came in under budget, but Website expenses were higher due to the purchase of the new Email program and the 5 year payment for website hosting and domain name reservations. Net income for the year was minus \$324.15. The Association has a final balance sheet total of \$33,397.95 that includes all checking, money market savings and certificates of deposit. The proposed budget for 2013-14 is estimated at \$8,330.00 in income and projected expenses of \$5,814.00 and an expected net income of \$2,516.00. An increase in the maintenance budget for more weed spray to help control the Canadian thistle which is spreading near the USFS entrance and along the dam. A motion from the floor to approve the proposed 2013-14 budget was presented, seconded and passed on a voice vote.
- Architectural Control Committee: Todd Scholl reported a slow season with 1 home approved and an application for a corral.
- Maintenance: Alan Pedersen reported continued trash patrol on the Association roads with more trash around the USFS entrance. Additional markers were added to the augmentation pond to keep people from driving on the dam. Foss Smith and Rick Bremer commented on the work they have put in spraying for the Canadian thistle, with Rick requesting anyone that sees it along the roads or on the common areas to email or call him and let him know the location so it can be addressed.
- Website: Mike Peterson reported the website has seen continued use, with 8,463 site visits to date. Mike reminded the membership to be sure to get their emails to the board so they will be included in future information from the board. The new Email program has worked well, but there is a problem with people not reading them.
- Fish Stocking: Mike Peterson reported the ponds were stocked twice this past summer with fewer fish than previous years due to increased price per pound. More than 250 lbs of fish were stocked, and fishing was good through the summer
- Forest Service Grazing Lease: Foss Smith reported that Jim Benes at Silverheels Ranch has obtained the lease of the USFS land adjacent to the subdivision and will be using the land beginning November 1st through March 31st. Foss reported that he and Jim Benes walked the fence line together and found 7 lots where the fence needed immediate attention. The board will contact the lot owners and ask that they take steps to get the fence repaired by October 18th. The board will work with the owners as best they can. Anyone seeing cows in the subdivision should contact the board or Silverheels Ranch at 836-2281.
- Removal of deadwood from lots: SROA member Jim Miller (Lot 50) has volunteered to take the lead in organizing a program to get the CUSP chipper here to chip the slash on lots. Interested members can contact Jim via email at jimmytweed@comcast.net. Rick Bremer stated he is willing to take logs, and Foss reported several people in Fairplay have expressed interest in getting logs suitable for home heating. It was mentioned that the Salvation Army in Fairplay is also looking for wood for home heating as well. Contact the SROA Board for more information.
- Natural Gas in Silverheels: Foss Smith reported that SROA member Allen Ross (Lot 109) has agreed to lead an effort to get natural gas brought into Silverheels Ranch. Any interested parties should contact Allen at aross@pcl.com
- There were 2 board member positions and one alternate board position up for election. Mike Peterson and Rick Bremer were elected to the board and Bea Rush was elected as the alternate for 2013-14.
- A great big thank you goes out to Jim and Donna Thompson for all their efforts in providing the association with the great continental breakfasts each year. The Thompsons have been providing the food and beverage for the annual meeting for more than 20 years and have decided it is someone else's turn. If you are interested in helping for future meetings, please contact the Board at board@silverheels.org.
- Door Prizes: A big thank you to all of the generous individuals and businesses that made donations for this year's annual meeting. Prizes were given out during both the social hour and the meeting. They definitely added to the fun and rewarded those who came in person. Many thanks to all of these local businesses for their donations and support for our association.

We Need Your Help!

As many of you know, Jim and Donna Thompson have done a wonderful job with the catering for the annual meeting for many years. We are sorry to report that they are not able to continue and we would like to send them a sincere "Thank You" for all of their hard work. So we are asking for volunteers to serve on a new committee to organize the refreshments, set up and clean-up activities for our annual meeting next September. If you are interested in helping, please contact us through the website or by calling any BOD member.

Proxy Voting:

Every year the Board of Directors encourages SROA members who cannot attend the annual meeting to submit a proxy voting form. These are provided with the newsletter, on the website, in a reminder email and also can be obtained from any BOD member. Yet, every year we find ourselves in danger of not having enough. At the annual meeting of 2013, there were 27 lots represented in person but only 15 proxies for the remaining 174 lots. And many of those were sent in after personal reminder calls from BOD members. This is a very serious problem! If we do not receive enough proxy ballots, we will not be able to establish a quorum. If that happens, we cannot hold elections or vote on other business matters. There are two ways to complete the proxy ballot. You can vote for specific people on the form or you can designate a BOD member or another property owner that you know and trust who will be attending the meeting to vote on your behalf. Proxy ballots can be sent by mail, email, given to a BOD member or turned in by your designee at the annual meeting. So please, if you can't attend the annual meeting next September, be sure to send in your proxy ballot. If you are not sure if you will attend the annual meeting, we recommend you send in a proxy; if you can attend, the proxy will be returned to you at the sign-in desk and you can then vote during the meeting.

2014 Board Meeting Schedule

Your participation is always welcome so please consider joining us at any of our board meetings this year. Meetings are usually held on Saturdays beginning at 9:30am at the home of a BOD member.

These dates are subject to change, so please contact us to confirm the date, time and location:

- February 8th
- March 22nd
- June 7th
- August 9th
- September 13th Annual Meeting and BOD meeting immediately following.

Website Update

The website www.silverheels.org is seeing a lot of use these days, with more than 9,500 views since its inception. All of the Association documents such as covenants, bylaws, annual meeting minutes, budgets, etc. are available for members to review at their leisure; Links to local Area websites as well as contact information for local resources are available as well. A new addition is a Hot Topics link, where the board will post important information that is timely and needs your attention.

SROA Directory Update

We strive to keep the directory information as up to date as possible, but we need your help to achieve that goal. Although you do not need to fill out a new form each year, please let us know of any changes to your mailing address, phones or e-mails. If you are considering whether or not to include your e-mail address, remember that it can be published in the directory or remain confidential. Just let us know which option you prefer. All participants who provide an e-mail address will receive directories and updates as soon as they are available. Remember, only those property owners who participate will receive copies of the directory and it will not be published on the website. If we do not have your e-mail address, you can request a paper copy by sending us a SASE (self-addressed stamped envelope) with postage for an extra ounce. You can also arrange to pick up your copy in Silverheels. To participate in the directory or make changes to your entry, forms can be obtained from the website at www.silverheels.org and from Page Tatar at page_72@g.com or 303.771.9462.

Speed Limit 25 MPH!!!

Please drive the speed limit in our community! If you witness someone speeding or driving recklessly, please call the Park County Sheriff and report the license plate number of the offending vehicle. Be sure to remind your contractors and guests (and your kids' guests) the speed limit is 25 MPH throughout our community. Park County Sheriff Non-Emergency line 719-836-2494.

Wood Chipping

Jim Miller is looking to identify lot owners who would be interested in a project next summer to have wood on their lot chipped for groundcover on their lots. The idea is to have someone bring a chipper to the subdivision for a number of days and chip wood that has been staged on the individual lots; the advantage of having a number of participants would be to spread the mobilization costs over a number of lots resulting in lower costs to the participants. Interested members can contact Jim via email at jimmytweed@comcast.net. Please let Jim or the Board know if you are interested in participating.

Wood Clearing

There is a great deal of fallen and standing dead wood in the subdivision which creates a potential wild fire hazard and impacts property values; this issue should be especially important to those wishing to sell their property. It is to everyone's benefit if lot owners would work on clearing this dead wood. Please give attention to this issue for your property. There are organizations in this area that will haul away dead wood and provide it to needy families who use wood for heating their homes. We can provide contact information for anyone interested in pursuing this approach.

Natural Gas

Allen Ross is leading an effort to assess the level of interest in bringing natural gas into the subdivision; no commitment is being requested at this time; rather we are only seeking to see who would be interested in pursuing bringing natural gas to their property in Silverheels; any final decision would need to include the cost / benefit of the service. Any interested parties should contact Allen at aross@pcl.com.

Cows / Fences

The Forest Service has issued a lease for grazing cattle in the National Forest next to Silverheels Ranch for the winter, and the cattle were put into the National Forest land adjacent to our subdivision on November 2. Since Colorado is a "fence-out" state, it is the responsibility of lot owners that

border the National Forest to maintain a legal fence in order to keep the cattle out of our subdivision. The definition of a legal fence is a 4 wire fence with firm posts approximately every 20 feet. The Board wishes to thank those lot owners that have repaired / strengthened the fence along their property line. Please monitor the fence condition and address any deterioration that occurs.

Weeds

The Board has a continuing effort to control the Canadian thistle weed infestation in the subdivision; we have discontinued spraying for the winter but will resume the effort in the spring. Please report any Canadian thistle locations to the Board e-mail address. A special thanks to Rick Bremer for helping lead the spraying and to Todd Scholl for contributing a container of herbicide.

Got A Project? Get An App!

Compared to other communities, our covenants are remarkably easy to comply with. Contact us now if you are planning to add solar panels, repaint, reroof, or build a new fence, wall, corral, shed, etc. You must obtain pre-approval before starting any work. To make the process as easy as possible, we've created a simple form for you to complete; it is available via mail, e-mail, from the SROA website, or an ACC member. **Remember, it is the responsibility of the property owner, not the contractor, to complete** and submit the form. If your project requires county permits, you will also need to obtain those before start up. The county can and will "red flag" your project, stopping construction, until the required permits are obtained. You may submit an incomplete ACC application form and supply the permit numbers when they are available; however, your application will not be approved until all

applicable permit numbers are supplied.

Wildlife in Silverheels

There has been a great number on sightings of moose in the subdivision this year, as well as recent sightings of both a mountain lion and a bobcat. There have also been rumors of a wolf being sighted near Fairplay. With the abundance of deer and elk and rabbits, all the preferred meals for these predators, they will most likely be here through the winter. Everyone is reminded to be aware of your surroundings when you are out and about in our area and take the necessary precautions. Also please be sure to be mindful of your pets and how they may interact with the wildlife in our beautiful community.

ADVERTISEMENTS

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